

**PB# 02-06**

**Sabini  
(SP)**

**68-3-8 & 11**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY**

**DATE:** 9-10-02



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### MEMORANDUM

(via fax)

13 August 2002

**TO: Glen Boucher, P.E., Permit Coordinator, N.Y.S.D.T., Poughkeepsie**  
**Richard Burns, Permit Engineer, N.Y.S.D.O.T., Newburgh**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: SABINI SITE PLAN - TEMPLE HILL ROAD (RT.300)**  
**PLANNING BOARD APPLICATION NO. 02-06**

A referral was made to your department on 9 April 2002 for SEQRA coordination. A response was received on 11 April 2002.

A plan referral was made to your department on 24 May 2002 for the project. As a reminder, this referral was for purposes of interagency coordination, for a conceptual review of the project, not for a work permit, which will be requested by the property owner or developer at some time in the future.

We have not received a response to our request. We would appreciate your response to our coordination request. Should we fail to hear from you prior to the meeting, we will understand that the NYSDOT has no conceptual objection to the project.

Please contact the Planning Board Secretary, Myra Mason, at (845) 563-4615 if you have any questions regarding this referral.

NW02-06-DOT Memo -081302.doc  
MJA

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)  
APPLICANT: SABINI, GERALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/10/2002	PLANS STAMPED	APPROVED
06/26/2002	P.B. APPEARANCE . NO PUBLIC COMMENT - NEED DUMPSTER DETAILS ON PLAN - NEED . COST ESTIMATE	ND:CLOSE PH APPR
05/22/2002	P.B. APPEARANCE . NO DUMPSTER REQUIRED - NEED NOTES ON PLAN: EXISTING SHED TO . BE REMOVED - LIGHTS WILL BE ON A TIMER -ADDRESS MARK'S . COMMENTS - SET PUBLIC HEARING	SET PH - RETURN
03/27/2002	P.B. APPEARANCE . NEED D.O.T. TECHNICAL REVIEW - MUST COMBINE TWO LOTS - CHECK . SCREENING.	NEED D.O.T.
03/06/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)  
APPLICANT: SABINI, GERALD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/15/2002	EAF SUBMITTED	03/15/2002	WITH APPLIC
ORIG	03/15/2002	CIRCULATE TO INVOLVED AGENCIES	04/10/2002	SENT LETTR
ORIG	03/15/2002	LEAD AGENCY DECLARED	/ /	
ORIG	03/15/2002	DECLARATION (POS/NEG)	06/26/2002	DECL NEG DEC
ORIG	03/15/2002	SCHEDULE PUBLIC HEARING	05/22/2002	SET PH
ORIG	03/15/2002	PUBLIC HEARING HELD	06/26/2002	CLOSED PH
ORIG	03/15/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	03/15/2002	AGRICULTURAL NOTICES	/ /	
ORIG	03/15/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/05/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)  
APPLICANT: SABINI, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/03/2002	2% OF COST EST 30,428.00	CHG	608.56		
09/05/2002	REC. CK. #0236	PAID		608.56	
		TOTAL:	608.56	608.56	0.00

*Hei*  
*9/5/02*

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#787-2002**

**09/05/2002**

*#02-06 approval fee.*

**Strategic Real Estate LLC**  
**580 Toleman Road**  
**Rock Tavern, NY 12575**

**Received \$ 100.00 for Planning Board Fees on 09/05/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green**  
**Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/05/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)

APPLICANT: SABINI, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/03/2002	SITE PLAN APPROVAL FEE	CHG	100.00		
09/05/2002	REC. CK. #0237	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/05/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)  
APPLICANT: SABINI, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/15/2002	REC. CK. #0739	PAID		750.00	
03/27/2002	P.B. ATTY. FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	36.00		
05/22/2002	P.B. ATTY. FEE	CHG	35.00		
05/22/2002	P.B. MINUTES	CHG	27.00		
06/26/2002	P.B. ATTY. FEE	CHG	35.00		
06/26/2002	P.B. MINUTES	CHG	18.00		
08/29/2002	P.B. ENGINEER FEE	CHG	466.40		
09/05/2002	RETURN TO APPLICANT	CHG	97.60		
		TOTAL:	750.00	750.00	0.00

9/5/02  
L.R.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhupa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**MEMORANDUM**

**(via fax)**

**29 August 2002**

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: SABINI SITE PLAN**

**PLANNING BOARD APPLICATION NO. 02-06**

I have reviewed the site improvement cost estimate for the subject project. It appears acceptable.

I am enclosing a copy of our final time printout.

Call if you have any questions.

AS OF: 08/29/2002

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 6

FOR WORK DONE PRIOR TO: 08/29/2002

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
2-6	191098	01/16/02	TIME	MJE	WS SABINI	88.00	0.40	35.20			
2-6	197713	03/06/02	TIME	MJE	WS SABINI	88.00	0.40	35.20			
2-6	201789	03/25/02	TIME	MJE	MC SABINI	88.00	0.40	35.20			
2-6	202245	04/09/02	TIME	MJE	MC SABINI L/A COORD	88.00	0.50	44.00			
2-6	209645	05/15/02	TIME	EAD	WS SABINI S/P	88.00	0.50	44.00			
2-6	207036	05/22/02	TIME	MJE	MC SABINI	88.00	0.50	44.00			
2-6	207037	05/24/02	TIME	MJE	MC SABINI LTR TO DOT	88.00	0.50	44.00			
								281.60			
2-6	205730	05/15/02			BILL 02-594					-149.60	
										-149.60	
2-6	211738	06/25/02	TIME	MJE	MC SABINI S/P	88.00	0.50	44.00			
2-6	214343	06/26/02	TIME	MJE	MM SABINI S/P COND APP	88.00	0.10	8.80			
								52.80			
2-6	210076	06/19/02			BILL 02-706					-132.00	
										-132.00	
2-6	215271	08/01/02	TIME	MJE	MC TC/MYERS DOT RE SAB	88.00	0.30	26.40			
2-6	216666	08/12/02	TIME	MJE	MC SABINI RE DOT	88.00	0.30	26.40			
2-6	215265	08/14/02	TIME	MJE	MC Sabini closeout	88.00	0.40	35.20			
2-6	217497	08/29/02	TIME	MJE	MC Cost Est & Closeout	88.00	0.50	44.00			
TASK TOTAL								466.40	0.00	-281.60	184.80
GRAND TOTAL								466.40	0.00	-281.60	184.80

**SITE IMPROVEMENT COST ESTIMATION  
LANDS OF SABINI COMMERCIAL SITE PLAN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**ROADWAY CONSTRUCTION**

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Roadway	Base Course, 6-8" Thick	SY	815	\$3.50	\$2,852.50
	Binder Course, 2" Thick	SY	815	\$6.50	\$5,297.50
	Surface Course, 1" Thick	SY	815	\$4.00	\$3,260.00
	Concrete Curb with underdrain	LF	480	\$15.00	\$7,200.00
	Concrete Sidewalk 5' Wide	LF	40	\$18.00	\$720.00
ROADWAY CONSTRUCTION SUBTOTAL					\$19,330.00

**SITE WORK**

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Erosion Control		LS	1	\$500.00	\$500.00
Landscaping	Acer Rubrum "October Glory"	Ea.	4	\$165.00	\$660.00
	Prunus Serrulata	Ea.	2	\$143.00	\$286.00
	Pyrus Calleryana	Ea.	2	\$170.00	\$340.00
	Laburnum Anagyroides	Ea.	2	\$195.00	\$390.00
	Pinus Strobus	Ea.	9	\$77.00	\$693.00
	Ilex Crenata	Ea.	5	\$35.00	\$175.00
	Berberis Thunbergi	Ea.	9	\$50.00	\$450.00
	Viburnum Opulus	Ea.	4	\$36.00	\$144.00
	Mollis Azalea	Ea.	6	\$65.00	\$390.00
	Topsoil & Seeding	LS	1	\$1,000.00	\$1,000.00
SITE WORK SUBTOTAL					\$5,028.00

**MISCELLANEOUS**

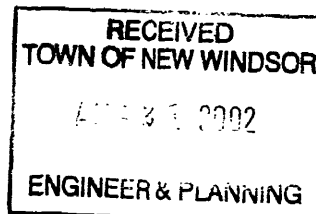
ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Garbage Enclosure	6' High Chain Link w/ Gate	LF	28	\$15.00	\$420.00
As-Built Plan	As-Built Survey	Ea.	1	\$3,500.00	\$3,500.00
Sight Lighting	Installed	LS	1	\$2,000.00	\$2,000.00
Street Signs	Handicapped Sign	Ea.	1	\$150.00	\$150.00
MISCELLANEOUS SUBTOTAL					\$6,070.00

**COST SUMMARY**

ROADWAY CONSTRUCTION SUBTOTAL	\$19,330.00
SITE WORK SUBTOTAL	\$5,028.00
MISCELLANEOUS SUBTOTAL	\$6,070.00

**TOTAL CONSTRUCTION COSTS SUMMARY                      \$30,428.00**

MWS  
temple hill cost estimate  
8/20/2002  
22104.01



**02-06**



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

August 21, 2002

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Lands of Sabini – Site Plan  
Temple Hill Road  
P&P No. 22104.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the revised site plan for signature, as well as two (2) copies of the Site Improvement Cost Estimate. The plans have been revised in accordance with the McGoey, Hauser and Esdall letter dated June 26, 2002. The specific revisions are as follows:

1. The plan now includes a note stating lots will be merged following site plan approval, but prior to the issuance of a building permit. This note can be found on sheet 1 of the plan set as Note 18 under the General Notes.
2. The waste enclosure is now detailed, and can be found on Sheet 1 of the plan set.
3. The notes for the lighting fixtures have been revised to state they will have a timer control. Attached please find cut out sheets for the specific lights and timer.

I trust these revisions are satisfactory for your signature. Please return four (4) copies of the signed site plan for our files.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Mark W. Siemers, Sr. Engineer

MWS/tmp  
encs.

cc: G. Sabini, w/enc.  
sabinitemplehillpbsubm5

COMMISSIONER OF FINANCE  
COUNTY OF ORANGE  
GOSHEN, NEW YORK 10924

PAGE 1 OF 1  
TAXPAYER'S RECEIPT  
1 JULY 2002

TOWN OF NEW WINDSOR  
SBL 68-3-8  
TAXABLE VALUE  
PARC NO.

4800

OWNER

TARAVELLA FRANCES T  
13 WINTERGREEN AVE  
NEWBURGH NY 12550

***** DELINQUENT TAX DUE *****				*** DELINQUENT TAX PAYMENTS ***				
TYPE	TAX	LA/PENLTY	P ADV	FILE/FEE *	TAX	LA/PEN	PA/INTRST	FEE
02CT	222.22	11.11		2.00	222.22	11.11	14.00	2.00
02CS	290.83	14.54			290.83	14.54	12.21	

NGCK FEE LS FEE PLS FEE  
PAID 7/29/2002 BY JAMES TARAVELLA  
RECEIVED BY   
TAXES PAID IN FULL

AMOUNT PAID 566.91  
BALANCE DUE 0.00  
OVERPAYMENT 0.00  
MODE OF PAYMENT PC

COMMISSIONER OF FINANCE  
COUNTY OF ORANGE  
GOSHEN, NEW YORK 10924

PAGE 1 OF 1  
TAXPAYER'S RECEIPT  
1 JULY 2002

TOWN OF NEW WINDSOR 4800 OWNER TARAVELLA FRANCES T  
SBL 68-3-11 13 WINTERGREEN AVE  
TAXABLE VALUE 28000 NEWBURGH NY 12550  
PARC NO.

***** DELINQUENT TAX DUE *****				*** DELINQUENT TAX PAYMENTS ***				
TYPE	TAX	LA/PENLTY	P ADV	FILE/FEE *	TAX	LA/PEN	PA/INTRST	FEE
02CT	1100.06	55.00		2.00	1100.06	55.00	69.30	2.00
02CS	2035.80	101.79			2035.80	101.79	85.50	

NGCK FEE LS FEE PLS FEE  
PAID 7/29/2002 BY JAMES TARAVELLA  
RECEIVED BY *[Signature]*  
TAXES PAID IN FULL

AMOUNT PAID 3,449.45  
BALANCE DUE 0.00  
OVERPAYMENT 0.00  
MODE OF PAYMENT PC

CERTIFICATE

TO ORANGE COUNTY CLERK

THE OFFICE OF THE ORANGE COUNTY COMMISSIONER OF FINANCE, BY MARY ANN HESSE, REAL PROPERTY TAX SUPERVISOR, ON BEHALF OF THE ORANGE COUNTY COMMISSIONER OF FINANCE, THE OFFICIAL HAVING CUSTODY AND CHARGE OF THE RECORDS AND FILES IN THE AFORESAID OFFICE, PERTAINING TO TAXES, TAX SALES AND UNREDEEMED TAX SALES, DOES HEREBY CERTIFY THAT AN EXAMINATION AND SEARCH OF SAID RECORDS AND FILES WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 134 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK AND SUCH INVESTIGATION REVEALS NO UNPAID TAXES AGAINST OR UNREDEEMED TAX SALES IN THE NAME OF:

ASSESSED TO: Taravella Frances T

TOWN OF: New Windsor

TAX MAP DESIGNATION: 68 3 8 & 11  
SECTION BLOCK LOT

DATED; GOSHEN, NEW YORK

THIS 29th OF  
July, 2002

THE COMMISSIONER OF FINANCE  
OF THE COUNTY OF ORANGE, NEW YORK

BY Mary Ann Hesse  
MARY ANN HESSE  
REAL PROPERTY TAX SUPERVISOR

FURTHER CERTIFICATES REQUIRED

X NONE

TOWN OF

SCHOOL DISTRICT

VILLAGE



**REAL PROPERTY TAX SERVICE AGENCY**

John I. McCarey – Director  
124 Main Street  
Goshen, NY 10924  
(914) 291-2498

**REQUEST FOR COMBINATION**

DATE: 7/12/02

TOWN/VILLAGE/CITY:

New Windsor

SCHOOL DISTRICT:

Newburgh Central School

**For Tax Map Department Use**

- |                                     | <u>S-B-L</u>      |
|-------------------------------------|-------------------|
| <input type="checkbox"/>            | 1. <u>68-3-8</u>  |
| <input checked="" type="checkbox"/> | 2. <u>68-3-11</u> |
| <input type="checkbox"/>            | 3. _____          |
| <input type="checkbox"/>            | 4. _____          |
| <input type="checkbox"/>            | 5. _____          |
| <input type="checkbox"/>            | 6. _____          |

DEED

OWNER

**CHECK OFF PARCEL TO DECIMAL OFF.**

**A REQUEST IS MADE TO COMBINE THE ABOVE NAMED SECTION, BLOCK, AND LOTS INTO ONE PARCEL FOR TAX PURPOSES.**

68-3-11.1

**ALL THE DUE TAXES ARE PAID**

**ON THESE PARCELS AND THEY ARE ALL IN THE SAME SCHOOL DISTRICT.**

ASSESSOR'S SIGNATURE

AUTHORIZING AND CONFIRMING ABOVE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

PUBLIC HEARINGS:

SABINI SITE PLAN (02-06)

Mr. Mark Seimers and Mr. Jerry Sabini appeared before the board for this proposal.

MR. PETRO: Application proposes conversion of existing residence to an office building. The plan was previously reviewed at 27 March, 2002, 22nd May, 2002 planning board meetings and before the board for a public hearing at this meeting. The property's located in a C zone. The use proposes A-1 through A-4 are retail, banks, personal service, offices and services establishments. Bulk information as shown is correct. Why don't you make a presentation, go over this.

MR. SEIMERS: Basically, we're taking two lots that total half an acre and we're taking existing building on there, we're converting it from residential to office space. We're proposing a parking lot, there's two lights, a pole mounted light, wall mounted and light mount on the pole to light the parking lot. I believe it's been submitted to the DOT. To my knowledge, we haven't heard back from them yet.

MR. PETRO: Anything from DOT here?

MS. MASON: No.

MR. SABINI: Nothing on the entrance?

MS. MASON: No.

MR. PETRO: Okay, we went over this, I think it's the third time, there's a couple technical notes that we'll go over from Mark.

MR. LANDER: I think the only other issue was the drainage on that site.

MR. PETRO: We went and looked at that and see where that's going. Sheet flow to the road going down to the nearest culvert.

MR. SABINI: Yes.

MR. PETRO: June 11, 2002, 11 addressed envelopes containing the attached notice of public hearing were sent out. Someone is here and would like to speak for or against this application, be recognized by the Chair, come forward and state your name and address and any of your concerns. Anyone like to speak? Let the record reflect that the Chair sees no one who'd like to speak. Entertain a motion to close the public hearing for the Sabini Site Plan.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Sabini site plan on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I would open it back up to the board for any further comment. Mark, why don't you go over your couple comments quickly.

MR. EDSALL: Real minor, just a correction to one of the notes on the plan dealing with the, or actually an additional note following site plan approval they'll merge the lots prior to issuance of a building permit. We had discussed the location of the waste enclosure which is fine, but one of the requirements that the building department always asked is that we have a detail so we know what's required when we do the site inspection so that detail has to be finalized and light fixtures they're giving us a model, but I didn't receive any manufacturer's literature. I'm not quite

sure if it's the cut-off type fixture that the board asked for.

MR. SABINI: It's the same one that was on the self-storage complex on 207, it's the same lighting.

MR. EDSALL: I've looked at the thousand lights since then. I thought there was a couple different ones so if you can just make a copy of it. That way, I'll be sure which one it is and the file will be clear.

MR. PETRO: Plans with the DOT, May 24, 2002, 30 days has elapsed.

MR. EDSALL: Well, it's 30 days for a referral for a SEQRA coordination. There's not a time line on these, however, we're having some problems having the new DOT staff in Newburgh understand that we're referring these not for a permit but for some comments to benefit this board in completing your review.

MR. ARGENIO: This is item 3 you're referring to?

MR. EDSALL: Yes, my suggestion would be that if you believe a reasonable amount of time has elapsed just make that a subject of any approval.

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Sabini site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I've seen this enough times. I would suggest that we have a motion for final approval subject to a couple of Mark's comments and DOT signing off on it.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Sabini site plan on Temple Hill Road subject to two or three of Mark's comments there, three, I believe, right, Mark, A, B and C.

MR. EDSALL: And number 6 and the DOT.

MR. PETRO: Yeah, he'll get to that DOT must respond before I can sign the plans, Jerry, understand that? And the planning board should require that a bond estimate be submitted for this site plan in accordance with Chapter 19 of the Town Code. Take care of that with Mark, also.

MR. SABINI: Okay.

MR. PETRO: Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SABINI SITE PLAN  
**PROJECT LOCATION:** TEMPLE HILL ROAD (EAST SIDE)  
SECTION 68 – BLOCK 3 – LOTS 8 & 11  
**PROJECT NUMBER:** 02-06  
**DATE:** 26 JUNE 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN EXISTING RESIDENCE TO AN OFFICE BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 MARCH 2002 AND 22 MAY 2002 PLANNING BOARD MEETINGS, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the C zone of the Town. The uses proposed (A-1 thru A-4) are retail, banks, personal service, offices and service establishments, which are all uses by right under the zoning.

The “required” bulk information shown is correct for the zone and uses. The use group has the lowest required values for the zone. Each existing lot is pre-existing non-conforming in numerous respects. With the two lots combined, it is more conforming, but still existing non-conforming.

2. I have reviewed the site plan re-submittal and have the following comments:
  - a. The plan should include a note that the lots will be merged following site plan approval, but prior to the issuance of a building permit. Documentation should be submitted to the Planning Board secretary once the lots are merged. (comment previously noted in 5-22-02 comments).
  - b. The waste enclosure is not detailed. (comment previously noted in 5-22-02 comments).
  - c. The lighting fixtures were to be “cutoff” type, with timer control. Notes have been added to the plan, but I need a manufacturer’s submittal. As well, the notes should include the timer requirement.

3. I referred the plans to NYSDOT on 24 May 2002 and am not aware of any response.
4. After the Board has the opportunity to review this plan and receive comment from the public at this Hearing, I will be pleased to review any additional concerns, as deemed appropriate by the Board.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW02-06-26June02.doc

PUBLIC HEARING

RESULTS OF P.B. MEETING OF:

June 26 2002

PROJECT: Sabini Site Plan

P.B.# 02-06

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) L S) A VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ☒ NO ☐

M)    S)    VOTE: A    N   

CARRIED: YES    NO   

Closed

WAVE PUBLIC HEARING:

M) A S) B

VOTE: A 5 N 0

Closed

WAVED: Y ☒ N ☐

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)    S)    VOTE: A    N   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) L S) B VOTE: A 5 N 0 APPROVED CONDITIONALLY: 6-26-02

NEED NEW PLANS: Y    N   

DISCUSSION/APPROVAL CONDITIONS:

<u>No Public Comment</u>
<u>Need Dumpster Details on plan</u>
<u>Need Cost Estimate</u>





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhenry@mhepc.com

□ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

*Writer's E-mail Address:*  
*mje@mhepc.com*

**MEMORANDUM**

(via fax)

14 August 2002

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., ENGINEER FOR TOWN**

**SUBJECT: SABINI SITE PLAN - NWPB NO. 02-06**

A handwritten signature in dark ink, appearing to read 'mje', is written over the 'FROM' line of the memorandum.

Thank you for the copy of the fax from Burns of DOT. It is vague and non-committal, but it does note minimal impact in his opinion for conceptual review and he notes no specific objection.

As such, it is my recommendation that the plans be stamped and released.

Attached is our time printout.

cc: Myra Mason, PB Secretary (w/encl)  
Greg Shaw, P.E. (via fax, w/o encl)

AS OF: 08/14/2002

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 5

FOR WORK DONE PRIOR TO: 08/14/2002

TASK-NO	RLC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
2-6	191098	01/16/02	TIME	MJE	MS SABINI	88.00	0.40	35.20			
2-6	197713	03/06/02	TIME	MJE	MS SABINI	88.00	0.40	35.20			
2-6	201789	03/25/02	TIME	MJE	MC SABINI	88.00	0.40	35.20			
2-6	202245	04/09/02	TIME	MJE	MC SABINI L/A COORD	88.00	0.50	44.00			
2-6	209645	05/15/02	TIME	LAU	MS SABINI S/P	88.00	0.50	44.00			
2-6	207036	05/22/02	TIME	MJE	MC SABINI	88.00	0.50	44.00			
2-6	207037	05/24/02	TIME	MJE	MC SABINI LTR TO DOT	88.00	0.50	44.00			
								281.60			
2-6	205730	05/15/02			BILL 02-694					-149.60	
										-149.60	
2-6	211738	06/25/02	TIME	MJE	MC SABINI S/P	88.00	0.50	44.00			
2-6	214343	06/26/02	TIME	MJE	MM SABINI S/P COND APP	88.00	0.10	8.80			
								52.80			
2-6	210076	06/19/02			BILL 02-706					-132.00	
										-132.00	
2-6	215265	08/14/02	TIME	MJE	MC Sabini closeout	88.00	0.40	35.20			
					TASK TOTAL			369.60	0.00	-281.60	88.00
					GRAND TOTAL			<del>369.60</del>	0.00	-281.60	88.00

396.00 Per Susan

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/26/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)

APPLICANT: SABINI, GERALD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/24/2002	SENT TO NYSDOT	/ /	
ORIG	03/15/2002	MUNICIPAL HIGHWAY	03/25/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL WATER	03/19/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL SEWER	03/21/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL FIRE	03/18/2002	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/26/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)  
APPLICANT: SABINI, GERALD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/15/2002	EAF SUBMITTED	03/15/2002	WITH APPLIC
ORIG	03/15/2002	CIRCULATE TO INVOLVED AGENCIES	04/10/2002	SENT LETTR
ORIG	03/15/2002	LEAD AGENCY DECLARED	/ /	
ORIG	03/15/2002	DECLARATION (POS/NEG)	/ /	
ORIG	03/15/2002	SCHEDULE PUBLIC HEARING	05/22/2002	SET PH
ORIG	03/15/2002	PUBLIC HEARING HELD	/ /	
ORIG	03/15/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	03/15/2002	AGRICULTURAL NOTICES	/ /	
ORIG	03/15/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/26/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)

APPLICANT: SABINI, GERALD

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/22/2002	P.B. APPEARANCE	SET PH - RETURN
		. NO DUMPSTER REQUIRED - NEED NOTES ON PLAN: EXISTING SHED TO
		. BE REMOVED - LIGHTS WILL BE ON A TIMER -ADDRESS MARK'S
		. COMMENTS - SET PUBLIC HEARING
03/27/2002	P.B. APPEARANCE	NEED D.O.T.
		. NEED D.O.T. TECHNICAL REVIEW - MUST COMBINE TWO LOTS - CHECK
		. SCREENING.
03/06/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Site Plan/~~Subdivision~~ of

Sabini - Rt. 300 02-06

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On June 11, 2002, I compared the 11 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

1<sup>st</sup> day of June, 192002

~~Notary Public~~

**JENNIFER MEAD**  
Notary Public, State Of New York  
No. 01ME0050024  
Qualified in Orange County  
Commission Expires 10/30/ 2002

AFFIMAIL.PLB - DISC#1 P.B.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

June 3, 2002

Gerald Sabini  
580 Toleman Road  
Rock Tavern, NY 12575

Re: 68-3-8 & 68-3-11

Dear Mr. Sabini:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/srr

Attachments

CC: Myra Mason, PB #

68-2-12.11  
SY Realty Corporation  
135 Pinetree Road  
Monroe, NY 10950 ✓

Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive Suite 102  
New Windsor, NY 12553 ✓

68-2-12.22  
Eric Strober & John Yankulis  
C/o Temple Hill Property  
550 Hamilton Avenue  
Brooklyn, NY 11232 ✓

68-3-7.1  
Walter & Louella Nichols  
PO Box 579  
Vails Gate, NY 12584 ✓

68-3-9  
Eugene & Ruth Andrews  
PO Box 114  
Vails Gate, NY 12584 ✓

68-3-10  
Paula Martino  
11 Buttonwood Drive  
New Windsor, Ny 12553 ✓

68-3-11  
Antonio & Giencinto De Dominicis  
PO Box 327  
Cornwall, NY 12518 ✓

George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553 ✓



## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the  
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a  
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York

on June 26, 2002 at 7:30 P.M. on the approval of the  
date

proposed ☒SITE PLAN / ☐SUBDIVISION / ☐SPECIAL PERMIT approval

for Lands of Sabini located at the east side of Temple

Hill Rd., 500' south of Old Temple Hill Rd. Tax Map # 68-3-8 & 11  
name of project  
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD  
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public  
Hearing.

June 11, 2002

Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## REQUEST FOR NOTIFICATION LIST

DATE: 5-23-02

1763

NAME: Taravella, Frances  
ADDRESS: c/o Gerald Sabini  
580 Toleman Rd  
New Windsor

Please Notify:  
TELE: ( ) 294-0606  
Barbara - Pietrazak + Pfau  
OR  
Gerald Sabini - 914-403-6879

TAX MAP NUMBER: SEC. 68, BLOCK 3, LOT 8  
SEC. 68, BLOCK 3, LOT 11  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

PUBLIC HEARING DATE (IF KNOWN): \_\_\_\_\_

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING  
PROPERTY OWNERS AND ACROSS ANY STREET)

☒ YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)

☐ YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS  
WITHIN THE AG DIST. WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)

☐ YES

\*\*\*\*\*

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY  
OWNERS WITHIN 500 FEET)

☐ YES

\*\*\*\*\*

AMOUNT OF DEPOSIT \$ 25.- TOTAL CHARGE \$ \_\_\_\_\_

OK 5/23/02  
(m)



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

24 May 2002

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: SABINI SITE PLAN - NYS ROUTE 300  
NEW WINDSOR PLANNING BOARD NO. 02-06

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for site plan approval of a commercial building located on Temple Hill Road (NYS Rt. 300) within the Town. The uses include potential for retail, personal service and offices. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

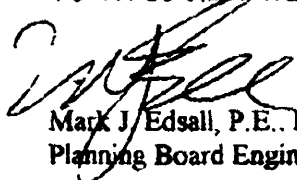
We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

*It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.*

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW02-06-DOT 052402.doc

*CC Myra For  
File*

RESULTS OF P.B. MEETING OF: May 23, 2002

PROJECT: Sabini S.P.

P.B.# 02-06

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

WAIVE PUBLIC HEARING:

M) L S) K VOTE: A 5 N 0 WAIVED: Y\_\_\_ N ✓

SCHEDULE P.H. Y ✓ N\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_

REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_ APPROVED:\_\_\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_ APPROVED CONDITIONALLY:\_\_\_\_\_

NEED NEW PLANS: Y\_\_\_ N\_\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>No dumpster required.</u>
<u>Existing shed owned by neighbor to be removed</u>
<u>Need note on plan that lights will be on timer</u> <u>(Mark to set times)</u>
<u>Need to send to D.O.T. for technical review</u>

SABINI SITE PLAN (02-06)

Ms. Barbara Burger appeared before the board for this proposal.

MS. BURGER: My name is Barbara Burger. My understanding that based on the last workshop there were two remaining items to be addressed on this and that was the detail for the parking and that a street sign needed to be moved.

MR. PETRO: One other item I was pretty explicit about but I think Mike and I took a ride over there which was the drainage, I want to know where the water was coming off there but lucky for Mr. Sabini, there's a drainage culvert just down the road.

MR. ARGENIO: I took a ride over there, too, I saw the same thing, I don't think the drainage out in front of the lot is going to be a huge issue.

MR. LANDER: It's down by Babcock's then.

MR. BABCOCK: Yeah, crosses and goes into the swamp.

MR. PETRO: Weren't you lucky.

MR. SABINI: It has a little crown.

MR. PETRO: And the parking's been taken care of?

MR. EDSALL: Yes, parking is fine.

MR. PETRO: Application proposes conversion of existing residence to office building. Plans previously reviewed at the 27 March, 2002 planning board meeting, C zone, so you're all set there. Bulk information on the plan shown is correct for the zoning use, talked about the drainage already, parking's done, you have complied with that.

MR. EDSALL: Comment 2B building inspector just explained to me what their concept was from the workshop so they're not going to have a dumpster that it's just an on-site storage and they'll carry the

waste cans out for pickup. So that works fine.

MR. PETRO: Take the waste cans and dump them into what's the construction place cross the street, Strober King?

MR. EDSALL: The existing shed which is on the northwest corner, that one isn't noted to be removed but probably missed on the first plan.

MR. SABINI: Here's the deal with that, I think the neighbor has his own there by accident, I just asked Mr. Taravella that.

MR. EDSALL: It's not yours?

MR. SABINI: No, he says it's not even his.

MR. BABCOCK: It's not yours and it's not his?

MR. SABINI: No, it's the neighbor's. When you pull up your driveway to the far left right next to the neighbor's property, is that yours?

MR. TARAVELLA: You have two sheds on the map, right?

MR. EDSALL: One toward the back and one all the way to the left.

MR. BABCOCK: Out towards Temple Hill Road, Old Temple Hill Road the closest one.

MR. TARAVELLA: You're not talking about the concrete blocks.

MR. SABINI: Because it's, I think it's the neighbor's because the doors are towards his driveway.

MR. TARAVELLA: Yeah, that's his. I'm Jim Taravella, I'm the owner of the property.

MR. EDSALL: The only reason I raise the issue is that the setback is non-conforming, so if it happened to be yours, it would be a problem. He's not even on his own property, so it's more of problem so that should be

resolved.

MR. SABINI: You have to talk to him, Jim, all right?

MR. PETRO: Just put a note on the plan to be removed, that's all I need then we're done with that.

MR. LANDER: What are we doing about screening, do we need screening?

MR. EDSALL: Sheet 2 has some landscaping.

MR. LANDER: Martino property is higher.

MR. BABCOCK: That's also a chiropractor's office.

MR. LANDER: What's next door, Andrews, is that a residence or--

MR. BABCOCK: Yes, I think so.

MR. LANDER: Where's the doctor's office?

MS. BURGER: It's at the corner.

MR. BABCOCK: They've got a schedule down on the bottom on the left-hand side.

MR. LANDER: Yes.

MR. PETRO: Let's talk about the lighting, you have lighting on the house itself. You have wall packs?

MR. SABINI: Yes and I think there's also a light, a pole right in the parking lot, it's a 20 foot pole.

MR. PETRO: It's going to illuminate the parking lot?

MR. SABINI: Yes,

MR. EDSALL: My only concern would be that they're both cut-off type affects fixtures, because you still have a couple residences, it could become an annoyance, we may want to have a note that says they'll be on a timer.

MR. SABINI: Okay, like the mini-stores.

MR. EDSALL: Cuts down on the complaints.

MR. SABINI: Okay.

MR. PETRO: Did we get anything back from the other agencies?

MR. LANDER: We have something back from DOT?

MS. MASON: Yes.

MR. PETRO: No objection to the Town of New Windsor Planning Board assuming the role of lead agency from DOT.

MR. LANDER: Well, in order to do work in the DOT right-of-way, they have to get a permit.

MR. PETRO: Yeah.

MR. ARGENIO: You know the story with the DOT.

MR. PETRO: Please be aware the state highway work permit may be required, will be required, sorry. Did I say may be?

MR. LANDER: Yeah.

MR. PETRO: Will be required.

MR. EDSALL: It needs to go to DOT and if you look at my comment 4, I'm just suggesting that if I can get some spare plans tonight, I'll make the referral now that all these issues have been cleaned up on the plan.

MR. LANDER: All right, there you go.

MR. SABINI: Can I ask you something? I just saw the comment on number 4 about the public hearing, I may or may not have to have one, do I have to have a public hearing for this job or is--

MR. PETRO: This is the way it is, it's got to go to



DOT anyway, we can't do anything tonight as far as final approval, you have to get DOT approval. You also have two notes that I know of to be put on the plan, one to remove the shed, one to show that the lighting will be on the timer, such and such a time, if you have a public hearing, you're all set for a long time with everybody around you. Nobody can say they weren't told about it. Could become a serious problem, the Supervisor gets phone calls, we get why didn't you have a public hearing. If we don't have a public hearing, sure, it's that much simpler, you have to come back anyway, we can do it all at the same night. It's not going to change a thing for you.

MS. BURGER: Public hearing, conditional approval.

MR. PETRO: Probably will be the same night, I don't see why it wouldn't be if you're prepared.

MR. SABINI: Can you explain about the DOT again, I thought that if we got in touch with them, they had 30 days to respond?

MR. EDSALL: That's for lead agency, that's under SEQRA but this is for their approval of the location. It's not for a permit. You'll have to go for a permit later, but what we asked them to do is make a technical review, see if they have an objection before the board approves it.

MR. PETRO: Especially where you're going to professional use and there are still residential homes around, it's good to have a public hearing, it will just be done with. Motion to have a public hearing, schedule a public hearing?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Sabini site plan on Temple Hill Road.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: If you get the plan to the DOT, add the two notes to the plan, we'll see you at the public hearing.

MR. EDSALL: Somebody donate a copy that I can send over to DOT.

MR. LANDER: You can have mine.

MR. PETRO: Motion to adjourn?

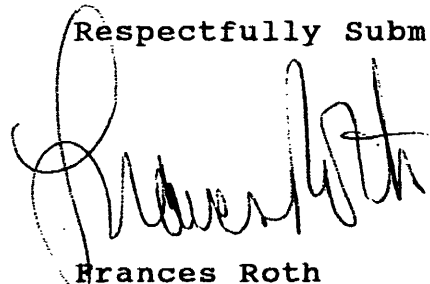
MR. BRESNAN: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

  
Frances Roth  
Stenographer

6/5/02



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SABINI SITE PLAN  
**PROJECT LOCATION:** TEMPLE HILL ROAD (EAST SIDE)  
SECTION 68 – BLOCK 3 – LOTS 8 & 11  
**PROJECT NUMBER:** 02-06  
**DATE:** 22 MAY 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN EXISTING RESIDENCE TO AN OFFICE BUILDING. THE PLAN WAS PREVIOUSLY REVEIWED AT THE 27 MARCH 2002 PLANNING BOARD MEETING.

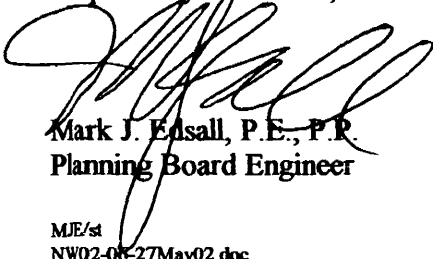
1. The property is located in the C zone of the Town. The uses proposed (A-1 thru A-4) are retail, banks, personal service, offices and service establishments, which are all uses by right under the zoning.

The “required” bulk information shown is correct for the zone and uses. The use group has the lowest required values for the zone. Each existing lot is pre-existing non-conforming in numerous respects. With the two lots combined, it is more conforming, but still existing non-conforming.

2. I have reviewed the site plan re-submittal and have the following comments:
  - a. The plan should include a note that the lots will be merged following site plan approval, but prior to the issuance of a building permit. Documentation should be submitted to the Planning Board secretary once the lots are merged.
  - b. The waste enclosure is not detailed. The gates appear to open in the wrong direction. The Board should discuss this with the applicant. If a dumpster, the location seems to be a problem for the truck access.
  - c. The status and intent for the existing shed at the left front side of the property should be discussed.

- d. The board should advise if they desire any additional information be submitted and reviewed with regard to lighting.
3. A Lead Agency coordination letter was issued and I believe the Board is now in the position of declaring itself Lead Agency under SEQRA.
4. I believe the plan is adequate to forward to the NYSDOT at this time. If additional copies can be provided to me following this meeting, I will immediately do so.
5. I also believe the plan is complete enough for the Board to authorize scheduling of the Public Hearing.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/sd  
NW02-06-27May02.doc



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

9 April 2002

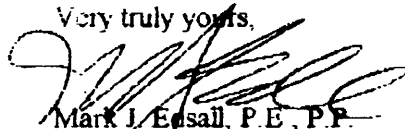
SUBJECT: SABINI SITE PLAN  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
(NWPB REF. NO. 02-06)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Sabini Office Building Site Plan project, located on the east side of Temple Hill Road (NYS Rt. 300) within the Town. The project involves, in general, the conversion of an existing residence to an office building, with related site improvements. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

NYS Department of Transportation, Poughkeepsie  
George J. Meyers, Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk (w/o encl)  
Orange County Department of Planning  
Myra Mason, Planning Board Secretary  
Planning Board Attorney (w/o encl)  
Applicant (w/o encl) - Attn: Joe Pfau

NWC2-06 L.A. Coord Letter 040902.doc

294-0610

RESULTS OF P.B. MEETING OF: March 27, 2002

PROJECT: Sabini Site Plan

P.B.# 02-06

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y ☒ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

2. ~~TAKE LEAD AGENCY~~: Y ☐ N ☐

CARRIED: YES ☐ NO ☐

M) A S) B VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) ☐ S) ☐ VOTE: A ☐ N ☐ WAIVED: Y ☐ N ☐

SCHEDULE P.H. Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED CONDITIONALLY: ☐

NEED NEW PLANS: Y ☐ N ☐

DISCUSSION/APPROVAL CONDITIONS:

<u>Must combine the two lots</u>
<u>Need D.O.T. Approval? Was it sent? Check</u>
<u>Check screening</u>
<u>D.O.T. to review drainage flow?</u>

*w/Mark*

SABINI SITE PLAN (02-06)

Mr. Joseph Pfau appeared before the board for this proposal.

MR. PETRO: Proposed conversion of a house to commercial use. I believe this is over by the Minute Man, one of the houses in there.

MR. PFAU: Yeah, entrance is right across the street from the Strober King entrance.

MR. PETRO: This proposes conversion of an existing residence to office building. Plan was reviewed on a concept basis only. Property is located in the C zone. The use proposes retail so it's a permitted use by right under the zoning law. Required bulk information is correct for the zoning uses, planning board should verify that they will accept application as it is presented with pre-existing, non-conforming status without the need for a trip to ZBA. Erik, what's he saying? Why were we thinking about ZBA, change of use?

MR. BABCOCK: What happens here is that the change from a single family residence to an office area in a C zone, what happens is the requirements are minimum lot width is 40,000 square feet and all they have is 21,678, we believe that they can't change that, that's a non-conforming situation in a C zone, so we believe that those are pre-existing areas which would be lot area, lot width, rear yard and side yard and also building height.

MR. PETRO: Do any of the members have any comment against this?

MR. BABCOCK: It's existing.

MR. LANDER: You're saying well, it's an existing dwelling, was it an office building before?

MR. BABCOCK: No.

MR. LANDER: So what you're saying is that it doesn't conform to the bulk table as an office building and this lot doesn't?

MR. BABCOCK: This lot does not conform to the regulation where it is, whether this is a house or

whether it's an office, it does not conform.

MR. LANDER: But it was a house before and the zoning it was non-conforming use before that, was it always a C Zone?

MR. PETRO: No.

MR. LANDER: Or was it a residential zone turned to a C Zone then it made it non-conforming?

MR. BABCOCK: I believe that the house was built there before zoning and that when zoning came in, it was always commercial, so that's what made it non-conforming.

MR. PETRO: Even as a house, the lot size is still non-conforming, whether it's a house or not, it's still non-conforming.

MR. BABCOCK: Nothing changes.

MR. LANDER: Well, yeah, right, but making it an office you need quite a bit of parking here. What's behind it? We've got a chiropractor behind it, okay.

MR. PFAU: One other thing they made us do at the workshop it's still 2 tax lots and what we're doing is proposing to delete the lot line.

MR. PETRO: We need to say that it doesn't necessarily go to zoning board, but still has to go through planning board. Now we've got to look at the parking, even though they're non-conforming, just want to get over ZBA hurdle. Okay, do you have any other presentation?

MR. PFAU: Just that it is an existing building, we have the parking area, we conform to all the parking requirements, it's a 3 sheet set, we have a proposed landscaping plan, there's a number of existing trees on the lots, most are to remain, some to be removed and the main change that we had from the work session was we had initially utilized the existing driveway coming off Temple Hill Road and it was actually like an S turn to get into the parking area and through the work session we decided to change it so it came straight out.



MR. ARGENIO: Mark agrees with that? He feels it's better offset from the Strober King driveway?

MR. PFAU: It wasn't so much what the alignment out on the state highway as much as the geometry within the site, what was happening was we initially had it coming through here, an S turning up and in and Mark didn't seem to like that particular layout. The other thing he made us do is extend the acceleration lane, the ten foot wide acceleration lane the whole length of the property.

MR. BABCOCK: DOT will have to approve this.

MR. PFAU: Yes, I think they do. Mark said that he was sending a copy to the DOT.

MR. PETRO: What are we doing with drainage, Mr. Pfau?

MR. PFAU: Right now, everything sheet flows down towards state highway and there's no outlet. In the work session, Mark suggested that we just leave it continue to be sheet flow and only if he had suggested if the state has a problem with that will they review putting in seepage pits or something open of that nature because there's no real outlet, but it was something that he did not want to suggest. He wanted that to--

MR. PETRO: You're creating quite a bit more impervious area from when it was a house. I don't think the house had 13 or 14 parking spots. Where does it actually go once it goes down to the road?

MR. PFAU: It sits in a ditch line along the roadside, there's no outlet in either direction.

MR. LANDER: Just a little background, if you go one or two lots up from this here, State Farm has an office in there, all that's sheet flowed out to 300.

MR. BABCOCK: I think DOT's going to take a hard look at that and either approve or disapprove the way that it's coming out on the road.

MR. LANDER: There's not a lot they can do with it though. Put it in DOT's lap, that's for sure, but it runs down to the corner of Old Temple Hill Road and 300 and it sits down there but all this whole stretch here

does the same thing now, right next door to this on the north side Nichols, is this a residence or--

MR. PFAU: Yes. We propose some plantings on the landscaping.

MR. LANDER: And I know this is reaching out here but hours of operation for this, do we know yet?

MR. PFAU: We didn't really discuss it.

MR. SABINI: 9 to 9 on the average.

MR. PETRO: Jerry Sabini, he's the owner.

MR. LANDER: We're going to need something to screen the headlights on Mr. Nichol's side.

MR. PFAU: We do have screening but I'm--

MR. PETRO: Planning board may wish to authorize issuance of lead agency coordination letter since New York State DOT is an involved agency, I'll take that in the form of a motion.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter. Is there any further discussion? If not, roll call.

#### ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We'll be having a public hearing, but I wanted to get back to the drainage because I don't want to slough that off and I don't think that the DOT has the wherewithal to come up with any plans on their own.

MR. LANDER: Seepage pits.

MR. PETRO: You know I don't like those. I don't know what else there would be. I'm trying to think.

MR. LANDER: It can't go the other way, it all pitches to the road.

MR. BABCOCK: Maybe we should take a look at this.

MR. ARGENIO: I was going to suggest that.

MR. PETRO: What did you have planned for the water?

MR. SABINI: It's a tough spot, it's a small little parking lot and really has no place to go.

MR. PFAU: It came up at the work session, we were talking about putting in, he mentioned seepage pit as an option, but not one that the town wants.

MR. ARGENIO: The whole area's all clay, I moved a hundred thousand yards of dirt at Shop Rite, which is a tenth of a mile from here, every yard was clay. So you're going to find clay there, I'm sure of it.

MR. SABINI: What do you do even if you put catch basins?

MR. ARGENIO: Mike had a good suggestion, maybe we should go there and take a look see what everybody else is doing.

MR. LANDER: I can tell you not doing anything at all, it all sheet flows out to 300.

MR. PETRO: Just dissipates over a period of time on the side of the road.

MR. KARNAVEZOS: But Mark said let the DOT see what they're going to say, if they don't allow it to sheet flow out into the road, then he's going to have to come up with something else.

MR. SABINI: What else do you come up with?

MR. KARNAVEZOS: I'm just saying then we'll have to come up with something.

MR. PETRO: Like Jerry said, it's all clay here, you're going to have a problem, you're going to have to do

something in the front to catch the water.

MR. ARGENIO: What I was getting at I don't believe a seepage pit will work in that area.

MR. PFAU: The only option I can see without doing a lot of off-site improvements along 300 to get an outlet point is to go across the street.

MR. LANDER: Other side of Strober King.

MR. ARGENIO: You won't get an open cut on 300, forget about it, it's not gonna happen.

MR. LANDER: I think we should wait and see what the state has to say, we can have him take a site visit see, where the drainage is going to go but it just--

MR. PETRO: We can do a site visit everybody their own, I've been there a hundred times, I'm not gonna set up a meeting to go.

MR. SABINI: That's why Mark wanted it straight on so when you pull out, visibility.

MR. PETRO: Mark has number of comments about the dumpster, have you read them?

MR. PFAU: He wants a detail on the enclosure and he's saying that the gates are the wrong way, but we have entrance out of the building on the side, that's the reason why we have the gate facing the way it does, it's not a dumpster enclosure, it's a garbage enclosure.

MR. PETRO: Put pails in there and you take the pails out?

MR. PFAU: Yes. He's got some additions he wants on the striping detail for the parking.

MR. PETRO: Mike, do you think it would be a good idea to schedule a public hearing? I think we should get some input from DOT. What if we don't have it the night of the public hearing, that's a very paramount issue.

MR. BABCOCK: Are you talking to the DOT or--

MR. PFAU: Mark, apparently, according to this--

MR. PETRO: Let me answer my own question. We need the coordination letter to go out, we have to make sure we're lead agency.

MR. BABCOCK: I think you're right, if somebody says where is the water going to go, we don't have an answer.

MR. PETRO: We have to give up the 30 days for response so we're going to have to wait to schedule.

MR. PFAU: Has the planning board sent the plan to DOT?

MS. MASON: I don't believe so, no.

MR. PFAU: Is that something that should be done or is that something that you want me to do?

MS. MASON: I think we'll do it.

MR. PFAU: Mark indicated at the workshop.

MR. PETRO: Let's look at the site plan one more time, anybody see anything else? It's pretty straightforward, not too much, existing shed to be removed, you're gonna make sure that the lots are combined before we can do a final approval?

MR. SABINI: Yes.

MR. PETRO: Andy has to review the paperwork and accept it.

MR. LANDER: Lighting, I see one light on the north side of the parking lot.

MR. PFAU: We, yeah, the other one's on the building.

MR. LANDER: Other one's a wall pack?

MR. PFAU: Yeah.

MR. LANDER: Okay, you're going to have it shielded so it doesn't flow over? Is there a lighting plan or no, no, just so we don't get a glaring into Mr. Nichol's property.

MR. PFAU: I'll show it.

MR. ARGENIO: What did you just say?

MR. PFAU: The illumination lines.

MR. PETRO: Okay, that's enough.

MR. PFAU: We're holding off on scheduling a public hearing?

MR. PETRO: Yes because we need to have the coordination letter sent out. We have to do that and if we schedule a public hearing in reality we have to, we haven't declare ourselves lead agency, how can I schedule a public hearing? You follow me?

MR. PFAU: I follow you.

MR. PETRO: We're not lead agency as of yet. We need a letter from DOT before the next meeting, tell us what the input us and give us a letter.

MR. PFAU: Okay.

MR. LANDER: How wide is the sidewalk right in front of, I assume there's a sidewalk in front of the parking spaces 1 through 6, how wide is that?

MR. PFAU: No, no, no, that's not a sidewalk along the building, no.

MR. LANDER: Plantings in there?

MR. PFAU: Yes, actually, I think it's just grass, sidewalk only goes from the ramp into the front of the building.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SABINI SITE PLAN  
**PROJECT LOCATION:** TEMPLE HILL ROAD (EAST SIDE)  
SECTION 68 – BLOCK 3 – LOTS 8 & 11  
**PROJECT NUMBER:** 02-06  
**DATE:** 27 MARCH 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN EXISTING  
RESIDENCE TO AN OFFICE BUILDING. THE PLAN WAS REVIEWED ON  
A CONCEPT BASIS.

1. The property is located in the C zone of the Town. The uses proposed (A-1 thru A-4) are retail, banks, personal service, offices and service establishments, which are all uses by right under the zoning.

The “required” bulk information shown is correct for the zone and uses. The use group has the lowest required values for the zone. Each existing lot is pre-existing non-conforming in numerous respects. With the two lots combined, it is more conforming, but still existing non-conforming.

The Planning Board should verify that they will accept the application as is presented, with pre-existing, non-conforming status, without the need for a trip to the ZBA.

2. I have reviewed the site plan submitted and have the following initial comments:
  - a. The Board should note that the plan indicates the lot line between the lots will be deleted. This should be understood as a condition of any site plan approval.
  - b. A detail should be provided for the dumpster enclosure to define the concrete dumpster pad, and the materials for the enclosure.
  - c. The gates for the dumpster enclosure appear to be on the wrong side of the enclosure. Also, the location could be improved.

- d. The handicapped space striping detail needs some correction. The striping must be called out in blue, and the handicapped symbol on the pavement might be a little bit small (as depicted). The depth of the space should be 19' to match conventional spaces.
3. The Planning Board may wish to authorize issuance of a Lead Agency coordination letter, since the NYSDOT is an involved agency under SEQRA.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
5. Submittal of this application/plan to the NYSDOT will be required for the curb cut, and the drainage discharge.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW02-06-27Mar02.doc



**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#268-2002**

**03/18/2002**

**Strategic Real Estate LLC** #02-06

**Received \$100.00 for Planning Board Fees on 03/18/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/18/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-6

NAME: LANDS OF SABINI - PA2002-0010 (ALSO 68-3-11)

APPLICANT: SABINI, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/15/2002	REC. CK. #0739	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00





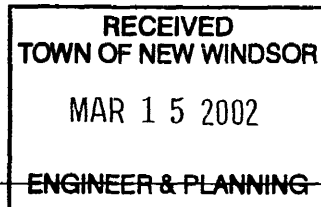
# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,  
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-06 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-25-02

THE MAPS AND/OR PLANS FOR:

Sabini  
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date 3/21/02



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF: NEW WINDSOR P/B APP. NO.: 02 - 06

WORK SESSION DATE: 15 MAY 2002 PROJECT: NEW OLD ☒

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Yes

PROJECT NAME: LANDS OF SABINI

REPRESENTATIVES PRESENT: Joe Pfan

MUNICIPAL REPS PRESENT:

BLDG INSP.	<input checked="" type="checkbox"/>	FIRE INSP.	_____
ENGINEER	<u>EAD</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED: STND CHECKLIST:

4/11/2002 correspondence - Lead Agency approved by  
NYS, Highway Work Permit reg'd for curb cuts and/or  
work within NYS R.O.W. Copy in file  
Check w/Mark to find out D.O.T. for draining

DRAINAGE discussed  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING discussed  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_

Next agenda if plans in



# COUNTY OF ORANGE

# DEPARTMENT OF PLANNING

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533

**CHRISTOPHER J. DUNLEAVY**  
ACTING COMMISSIONER

## ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: *Town of New Windsor Planning Board*

Reference No.: *NWT 2-02M*

County I.D. No: *68-3-8*

Applicant: *Gerald Sabini*

Proposed Action: *Lead Agency Coordination: Conversion of a residence to office.*

State, County, Inter-municipal Basis for Review: *SEQR*

Comments: *We have no objection to the Town of New Windsor Planning Board becoming Lead Agency under SEQR.*

### Related Reviews and Permits:

County Action: Local Determination

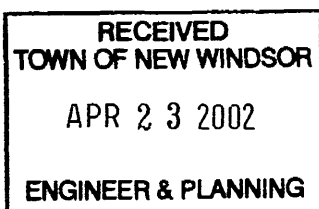
Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: *April 19, 2002*

  
Acting Commissioner of Planning





STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

April 11, 2002

Mr. Mark J. Edsall, P.E., Planning Board Engineer  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 10956

Dear Members,

**RE: STATE ENVIRONMENTAL QUALITY REVIEW**

Sabini Site Plan

New Windsor, Orange County



This Department has no objection to the Town of New Windsor Planning Board assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be accurate.




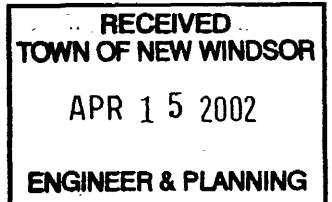
If a traffic study is prepared for the proposed project, please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within any NYS Route right-of-way.

Very Truly Yours,

  
Adrienne G. Bautista  
Civil Engineer I



cc: M.E.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

SABINI - Strategic

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhenry@att.net

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-2

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 16 JAN 2002 PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: YES RESUB. REQ'D: Full late

PROJECT NAME: Sabini - Strategic Real Estate

REPRESENTATIVES PRESENT: Ive Plan / Jerry Sabini

**MUNICIPAL REPS PRESENT:**

BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. Rich  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

**ITEMS DISCUSSED:** Not 300 THRU

**STND CHECKLIST:**

Change in use - Lot 11 + 8

DRAINAGE \_\_\_\_\_

Opposite Stroke King - C zone

DUMPSTER \_\_\_\_\_

Contractor business office

SCREENING \_\_\_\_\_

no storage of equip. at mtl.

LIGHTING \_\_\_\_\_

next to (back of) Marino Chevrolet

(Streetlights)

Combine lots

LANDSCAPING \_\_\_\_\_

call out pre-exist NC

BLACKTOP \_\_\_\_\_

curbed pks, paved landsc. lts.

ROADWAYS \_\_\_\_\_

1 or 2 offices. 1/150 probably need variance.

10a - DOT referral.

General discussion -

no plans



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

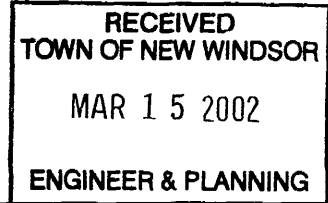
### PROJECT REVIEW SHEET

RECEIVED

MAR 18 2002

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,  
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 02-06 DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-25-02

THE MAPS AND/OR PLANS FOR:

Sabini

Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: needs D.O.T. Approval

☐ DISAPPROVED:

Notes:

Signature:

Kenny Kroll

Reviewed by:

3/25/02

Date





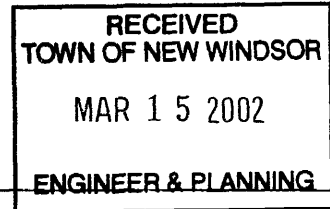
# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,  
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-06 DATE RECEIVED: 03-25-02

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-25-02

THE MAPS AND/OR PLANS FOR:

Sabini  
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Water is available for project

☒ DISAPPROVED:

Notes: \_\_\_\_\_

Signature: Sten D. D. 3-19-02  
Reviewed by: \_\_\_\_\_ Date

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: 18 March 2002**

**SUBJECT: Sabini Site Plan**

**Planning Board Reference Number: PB-02-06**

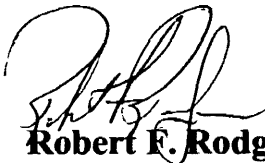
**Dated: 15 March 2002**

**Fire Prevention Reference Number: FPS-02-017**

**A review of the above referenced subject site plan was conducted on 15 March 2002.**

**This site plan is approved.**

**Plans Dated: 6 March 2002 Revision 2**



**Robert F. Rodgers**

**RFR/dh**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: ☒ FIRE INSPECTOR, ☐ WATER DEPT.,  
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

RECEIVED  
TOWN OF NEW WINDSOR  
MAR 15 2002  
ENGINEER & PLANNING

P.B. FILE # 02-06 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-25-02

THE MAPS AND/OR PLANS FOR:

Sabini - Site Plan

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date 18 April 2002

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

02-06

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan XX Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 68 Block 3 Lot 8 & 11

**BUILDING DEPARTMENT REFERRAL NUMBER** 2002 - 0010

1. Name of Project Lands of Sabini

2. Owner of Record Frances T. Taravella Phone \_\_\_\_\_

Address: P.O. Box 94, Vails Gate, NY 12584  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Gerald Sabini - Strategic Homes Phone (914) 403-6879

Address: 580 Toleman Road, Rock Tavern, New York 12575  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Pietrzak & Pfau, PLLC Phone (845) 294-0606

Address: 262 Greenwich Avenue, Suite A, Goshen, New York 10924  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

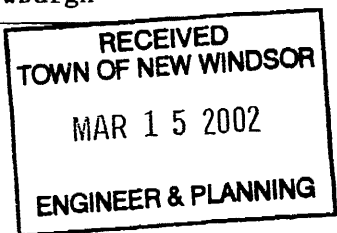
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Pietrzak & Pfau, PLLC (845) 294-0606  
(Name) (Phone)

7. Project Location: On the east side of Temple Hill Road 500 feet  
(Direction) (Street) (No.)  
south of Old Temple Hill Road  
(Direction) (Street)

8. Project Data: Acreage 0.49± Zone C School Dist. Newburgh



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No XX

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
Convert existing dwelling to commerical use w/parking & appurteneces.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

**LISA R. DISTEFANO**  
Notary Public, State Of New York  
No. 01D16050022  
Qualified In Orange County  
Commission Expires 10/30/02

SWORN BEFORE ME THIS:

12th DAY OF March 19 2002

APPLICANT'S SIGNATURE # 902 4737

Lisa R. DiStefano  
NOTARY PUBLIC

Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY

RECEIVED  
TOWN OF NEW WINDSOR

DATE APPLICATION RECEIVED MAR 15 2002

ENGINEER & PLANNING

02-06

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

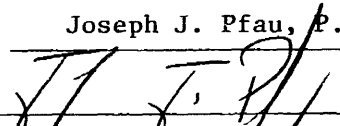
## Appendix C

## State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Gerald Sabini	2. PROJECT NAME Land of Sabini
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  East side of Temple Hill Road, 500 feet south of Old Temple Hill Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  Convert existing dwelling into commercial use with parking and appurtenances.	
7. AMOUNT OF LAND AFFECTED: Initially 0.49± acres Ultimately 0.49± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board - Site Plan Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Joseph J. Pfau, P.E.	Date: 3/11/02
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

RECEIVED  
TOWN OF NEW WINDSOR  
OVER  
1 MAR 15 2002  
ENGINEER & PLANNING

02-06

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
<div style="border: 1px solid black; padding: 5px; text-align: center;"><b>RECEIVED</b> <b>TOWN OF NEW WINDSOR</b> Date <b>MAR 15 2002</b> <b>ENGINEER &amp; PLANNING</b></div> <div style="float: right; font-size: 2em; font-weight: bold;">02-06</div>	

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

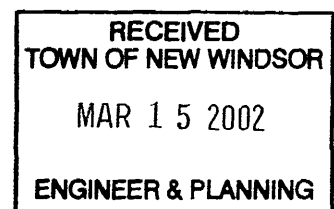
**ITEM**

1. XX Site Plan Title
2. XX Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



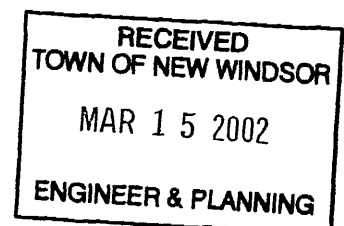
3. XX Applicant's Name(s)
4. XX Applicant's Address
5. XX Site Plan Preparer's Name
6. XX Site Plan Preparer's Address
7. XX Drawing Date
8. XX Revision Dates
9. \_\_\_\_\_ Area Map Inset and Site Designation
10. \_\_\_\_\_ Properties within 500' of site
11. XX Property Owners (Item #10)
12. XX Plot Plan
13. XX Scale (1" = 50' or lesser)
14. XX Metes and Bounds
15. XX Zoning Designation
16. XX North Arrow
17. XX Abutting Property Owners
18. XX Existing Building Locations
19. XX Existing Paved Areas
20. XX Existing Vegetation
21. XX Existing Access & Egress





## PROPOSED IMPROVEMENTS

- 22. XX Landscaping
- 23. XX Exterior Lighting
- 24. XX Screening
- 25. XX Access & Egress
- 26. XX Parking Areas
- 27. N/A Loading Areas
- 28. XX Paving Details (Items 25 - 27)
- 29. XX Curbing Locations
- 30. XX Curbing through section
- 31. N/A Catch Basin Locations
- 32. N/A Catch Basin Through Section
- 33. XX Storm Drainage
- 34. XX Refuse Storage
- 35. N/A Other Outdoor Storage
- 36. XX Water Supply
- 37. XX Sanitary Disposal System
- 38. N/A Fire Hydrants
- 39. XX Building Locations
- 40. XX Building Setbacks
- 41. N/A Front Building Elevations
- 42. \_\_\_\_\_ Divisions of Occupancy
- 43. \_\_\_\_\_ Sign Details
- 44. XX Bulk Table Inset
- 45. XX Property Area (Nearest 100 sq. ft.)
- 46. XX Building Coverage (sq. ft.)
- 47. XX Building Coverage (% of total area)
- 48. XX Pavement Coverage (sq. ft.)
- 49. XX Pavement Coverage (% of total area)
- 50. N/A Open Space (sq. ft.)
- 51. N/A Open Space (% of total area)
- 52. XX No. of parking spaces proposed
- 53. XX No. of parking spaces required



02-06

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IF THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

54. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

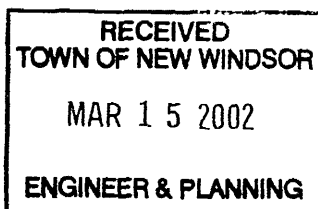
THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_

Licensed Professional

Date

3-11-02



**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Frances T. Taravella, deposes and says that he resides  
(OWNER)  
at P.O. Box 94, Vails Gate in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 68 Block 3 Lot 8 )  
designation number (Sec. 68 Block 3 Lot 11 ) which is the premises described in  
the foregoing application and that he authorizes:

Gerald Sabini  
(Applicant Name & Address, if different from owner)  
Strategic Homes, .580 Toleman Road, Rock Tavern, New York 12575  
( Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

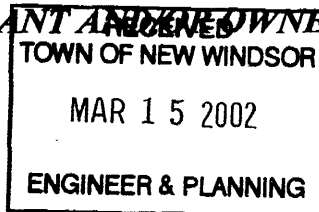
Date: 3/14/02

Camille McShane  
Witness' Signature

James Taravella  
Owner's Signature  
[Signature]  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



02-06